

STATEMENT of ENVIRONMENTAL EFFECTS

Owners: Mr P Brennan & Mrs K Brennan
Property address: Lot B in DP 356 326
Property number 29 Clifford Street Panania NSW 2213

This Statement of Environmental Effects has been prepared to accompany a Development Application as shown on plans drawn by Rezidraft Australia, job number R020922, dated May 2025, for demolition and alterations to an existing carport, additions and alterations to the existing dwelling house and alterations to the studio office of an external powder room located at 29 Clifford Street, Panania, NSW, 2213.

Other documents to be read in conjunction with this Statement of Environmental Effects;
Request for a variation to Canterbury-Bankstown DCP 2023, dated 13th May, 2025;
BASIX Certificate number A1795230, dated 13 May, 2025;
Planning Certificate – Section 10.7(2)(5), Certificate number 20253248, dated 13 May, 2025
Registered Survey Plan by Azimuth Surveyors PTY LTD, reference number 10615-25 DET, dated 09/05/2025; and
Sydney Water Sewerage Service Diagram number 100719, created on 28/05/2009;



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1-Background

This Statement of Environmental Effects has been prepared to accompany a Development Application as shown on plans drawn by Rezidraft Australia, job number R020922, dated May 2025, for demolition and alterations to an existing carport, additions and alterations to the existing dwelling house and alterations to the studio office of an external powder room located at 29 Clifford Street, Panania, NSW, 2213.

The property is located in Panania on the eastern side of Clifford Street and is the sixth property north from the Clifford Street and Dalziel Avenue intersection, it is rectangular in shape with a total site area of 490.5m² as indicated on registered survey plan by Azimuth Surveyors PTY LTD, reference number 10615-25 DET, dated 09/05/2025.

As Council are the consent authority for such an application this report provides Council with a clear and concise assessment of the relationship between the proposal and its likely environmental and ecological impacts.

Furthermore this report will demonstrate that the proposal is reasonable and unlikely to cause any detrimental environmental or ecological impacts to the natural habitat, community or neighbouring properties.

Should you require any additional information or wish to clarify any matter raised within this report please contact Sonia Legovic of Rezidraft Australia either via email rezidraft@gmail.com or mobile 0404 869 057.

2-Site Analysis

2.1 - Locality

(a) – Suburb

Note: for the purpose of this submission the following definitions apply; 'the site', 'the property', 'the subject site' or the 'land' refers to Lot B in DP 356 326; 29 Clifford Street, Panania, NSW, 2213 unless otherwise specified.

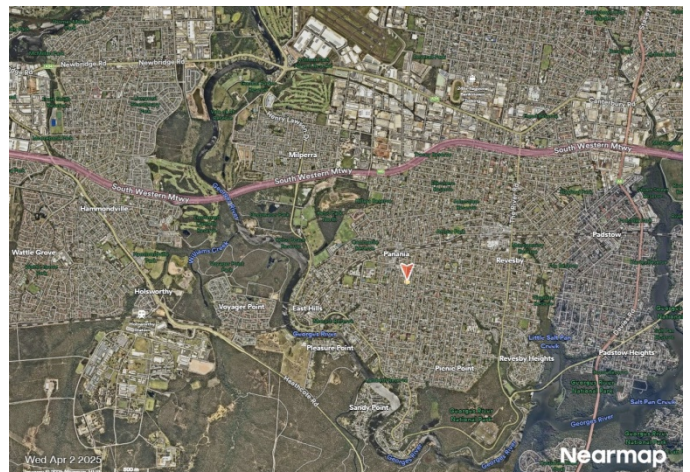
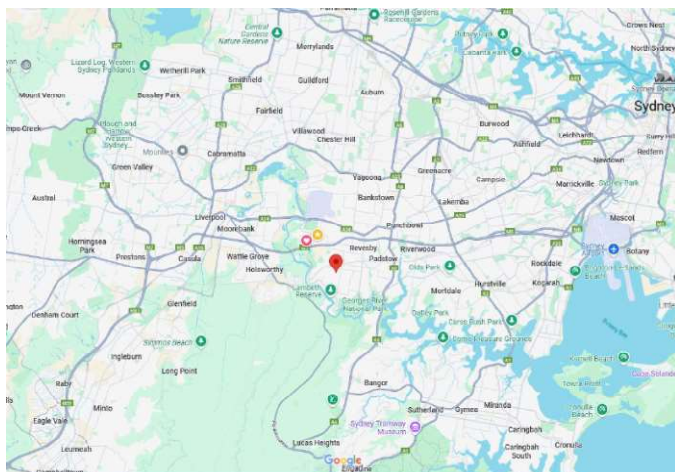
The aboriginal meaning of Panania is '*sun rising in the east and shining on the hills*'. Alternately '*Pannonia*' comes from the ancient province of the Roman Empire southeast of the Danube River.

Panania is mostly a residential suburb within the local government area of Canterbury-Bankstown and is located 23Km south-west of the Sydney central business district in the state of NSW and is part of the South-Western Sydney region.

Panania is bounded on the north by the M5 South Western Motorway and suburbs Milperra, Picnic Point, East Hills and Revesby.

Panania's local shops are located near Panania Railway Station with direct access to Sydney Trains, Airport and the South Line, regular bus routes pass through Panania travelling within Bankstown city and its surrounding suburbs.

There are a number of schools and churches as well as recreational parks and sports grounds within the suburb of Panania.



Figures 1 & 2 – Suburb location from Google maps and Nearmap – NTS

(b) - Site

The legal description of the property is Lot B in DP 356 326.

The subject property is located in Panania on the eastern side of Clifford Street and is the sixth property north from the Clifford Street and Dalziel Avenue intersection surrounded by residential properties of primarily single storey construction located roughly 500m from Panania local shops and 800m from Panania railway station.

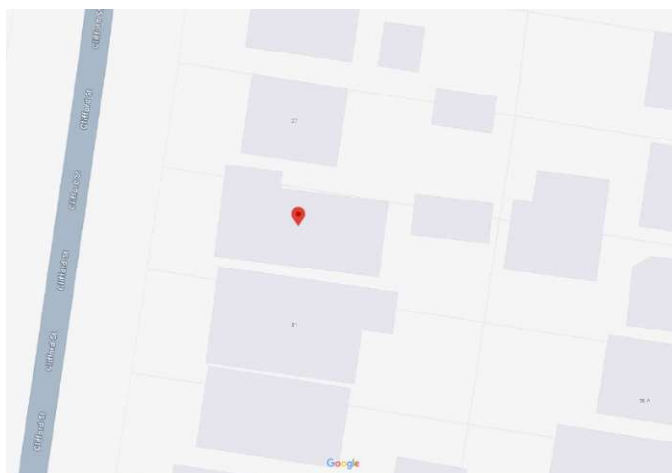
The property is rectangular in shape with a total site area of 490.5m² exhibiting a west-east orientation. The land slopes slightly upward from the street front boundary, the property is fully fenced.

There is an existing street facing three bedroom single storey dwelling with an attached open carport along the northern boundary. An office studio also in a raised position and in-ground pool are located in the properties backyard.

A building Certificate BC-50/2021 for an attached awning located between the main residence, office studio and pool was approved on 30/01/2023.

Previous Building Applications BA-1573/1995 (dwelling alterations) & BA-1511/1995 (in-ground swimming pool) have been approved and completed.

The streetscape in the vicinity of the site is characterised by low density residential development. Single dwelling land uses immediately adjoin the site as indicated in figures 3 & 4 and photo 1.



Figures 3 & 4 Indicates Property location from Google maps and Nearmap – NTS



Photo 1 Indicates dwelling position from street level – NTS

29 Clifford Street, Panania, NSW, 2213

3.0 – Affecting Controls

Canterbury-Bankstown LEP 2023
Bankstown DCP 2023

Building Classification	Class 1A & 10A
Minimum Lot Size	450m2 (*Area 2)
Zone	R2 – Low Density Residential
Floor Space Ratio	0.5:1
Height of Building	9.0m
Landscape Area	N/A
Foreshore Building Line	N/A
Scenic Protection Area	N/A
Coastal Protection	N/A
Heritage listed	N/A
Acid Sulfate	N/A
Archaeological Sensitivity	N/A
Flood Affected	N/A
Bush Fire Affected	N/A
Mines subsidence	N/A
Road widening	N/A

4.0 - Existing Property Details

Existing Calculations:

Site area: 490.5m2

Existing Gross Floor Area: 168.68m2

Existing Floor Space Ratio: 0.34:1



Figure 5 – Site Location from Nearmaps – NTS

The property is located within zone R2 – Low Density Residential in Panania situated on the eastern side of Clifford Street, it is the sixth property north from the Clifford Street and Dalziel Avenue intersection, it is rectangular in shape with a total site area of 490.5m2. The front yard and street front of the property presents a westerly aspect while the backyard faces east and is fully fenced with colorbond metal type fencing.

As shown in figures 3, 4 and 5 the property is located in Panania nestled within a quiet established residential area surrounded by neighbouring residential single dwelling land uses of primarily single storey construction.

Currently the property presents a timber clad three bedroom dwelling house with a tiled roof, an attached carport along the northern boundary and attached awning in between the dwelling house and office studio and in-ground pool in the east facing backyard.

Past applications include a building Certificate BC-50/2021 for an attached awning located between the main residence, office studio and pool was approved on 30/01/2023 and two Building Applications BA-1573/1995 (dwelling alterations) & BA-1511/1995 (in-ground swimming pool) have been approved and completed.

The land's natural gradient slopes upward from the street front western boundary of approx 1.4m to the pool deck in the backyard. The studio office is 0.77m above the dwelling house floor level and 0.87m above the pool deck. There is both a pedestrian hinged gate and a motorised sliding driveway gate for access to the property.

Pedestrian access to the dwelling house is achieved through the hinged gate located centrally along the front western boundary; a stamped concrete path leads to the timber stairs and deck approximately 0.84m above natural ground level.

The dwelling house consists of two living areas, kitchen, dining three bedrooms one of which is a master suite with an ensuite and walk-in-robe. The main bathroom is located centrally off a hallway adjoining two of the bedrooms and a laundry within the linen cupboard.

The property exhibits manicured and well kept landscaping to both front and backyards.



Photo 2 – Existing front facade - NTS

The architectural style of the dwelling house and adjoining neighbours was borne from the conservative era being located on isolated brick piers and hardwood bearers and joists with a floor plan layout to suit everyday living.

The single storey three bedroom house is constructed on isolated brick piers, timber floor and framing with weatherboard cladding; the house has a tiled roof while the attached carport is constructed using timber framing and has a metal roof. The attached awning is of metal framing and roof which is also attached to the fibro clad and rendered studio with a metal roof.

The colour scheme associated with the property is grey and white.

There is electricity, water and sewer connected to the property.

There are overhead electrical and communications wires on Clifford Street, Panania.

The mains sewer servicing the subject property is located within the front yard running parallel with Clifford Street as indicated in the Sydney Water Sewerage Service Diagram number 100719, created on 28/05/2009.

29 Clifford Street, Panania, NSW, 2213

5.0 - Proposed Property Details

Proposed Calculations:

Site area: 490.5m²

Proposed Gross Floor Area: 178.98m²

Proposed Floor Space Ratio: 0.36:1



Figure 6 - Location of proposed works from Nearmaps – NTS

The property falls under the jurisdiction of Canterbury-Bankstown Council and is zoned R2 – Low Density Residential which permits the development of the proposal with consent from Canterbury-Bankstown Council.

The development seeks approval from Council for demolition and alterations to an existing carport, additions and alterations to the existing dwelling house and alterations to the studio office of an external powder room located at 29 Clifford Street, Panania, NSW, 2213.

The proposal falls under a Class 1A and class 10A classification in the NCC to be connected to and used in conjunction with the daily occupation of the dwelling house.

The owners' primary objective is to provide an additional bedroom, separate laundry, a functional internal layout, an external powder room to enhance amenity for the occupants and finally to provide an aesthetically pleasing front facade to achieve *good urban design in terms of site layouts, building form, streetscape & architectural roof features*.

Externally the proposal wishes to complement the streetscape transforming the existing structure into an aesthetically pleasing proposal using *good design of building form, bulk, architectural treatment and visual amenity* appropriate and *compatible of the residential area and prevailing suburban character*.

There is electricity, water and sewer connected to the property.

There are overhead electrical and communications wires on Clifford Street, Panania.

The mains sewer servicing the subject property is located within the front yard running parallel with Clifford Street as indicated in the Sydney Water Sewerage Service Diagram number 100719, created on 28/05/2009.

The allocated land use zone classifies the proposed works as permissible use under the Canterbury-Bankstown LEP 2023 and the acting Delegate Authority to assess this Development Application which is located in Panania and falls under the Local Government Area of Canterbury-Bankstown Council.

29 Clifford Street, Panania, NSW, 2213

6.0 - Compliance Table LEP & DCP

Development Standard	LEP	DCP	Existing	Proposed	Compliance
Lot Size (No Dual occupancy proposed)	450m2 (Area 2)		490.5m2	490.5m2	yes
Floor Space Ratio	0.5:1	45m2 (site area 300m2 – 600m2)	0.24:1	0.36:1	yes
Site cover outbuilding			20.31m2	20.31m2	yes
Studio office			19.31m2	16.3m2	yes
Carport					
Building Height					
Dwelling house–Ridge	9.0m	Limited to two storey in height	5.778m	6.178m	yes
Dwelling house–Wall height	7.0m		3.577m	5.186m	yes
Carport - Ridge		4.5m	2.735m	4.481m	yes
Studio office - Ridge		4.5m	4.12m	4.12m	yes
Primary street frontage		5.5m	7.557m	7.557m	yes
Rear					
Carport		0.45m	25.526m	26.41m	yes
Studio office - east		0.45m	0.942m	0.942m	yes
Side					
Ground Floor with wall height less than 7.0m		0.9m			
Dwelling house-north			2.67m	1.08m	yes
Dwelling House-south			1.127m	1.127m	yes
Carport - north		0.0m	0.0m	0.02m	yes
Studio office - north		0.45m	0.462m	0.462m	yes
Car parking spaces	-	2			
Carport			1	1	yes
Open car parking space driveway			1	1	yes
Private Open Space		80m2 with a min dimension of 5m	108.73m2	108.73m2	yes
Solar Access		>/= 3.0hrs of sunlight between 8am & 4pm midwinter to a living area within the dwelling	yes	yes	yes
General Waste Disposal		1x240L Recycling bin (yellow lid)	yes	yes	yes
		1x140L General Waste bin (red lid)	yes	yes	yes
		1x240L Green Waste bin (green lid)	yes	yes	yes

7.0 - Proposed Description

The proposal as shown on plans drawn by Rezidraft Australia, drawing number R020922, dated May, 2025 will be used in conjunction with the residential occupation of the existing dwelling house and consist of;

- Demolition, re-build & alterations of an existing carport;
- Ground floor addition of a laundry and scullery;
- Ground floor internal alterations;
- External powder room.

All proposed demolition to be in accordance with AS2601 – 2001 'The demolition of structures.'

The proposal seeks to deliver a well designed development to achieve *good urban design in terms of site layouts, building form, streetscape and architectural roof features* to provide versatile comfortable spaces in and around the property that will also *ensure the building form, building design, room sizes and internal layout of the proposal provides appropriate amenity*

to residents in terms of private open space, access to sunlight, privacy and useability as well as ensuring the building form, building design, setbacks and landscape of the proposal is compatible with the prevailing suburban character of the residential area where it is located.

By providing a sympathetic approach ensures the building form and building design of the proposal does not *adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy* evident in the 3D artists' impression in figure 7 below.

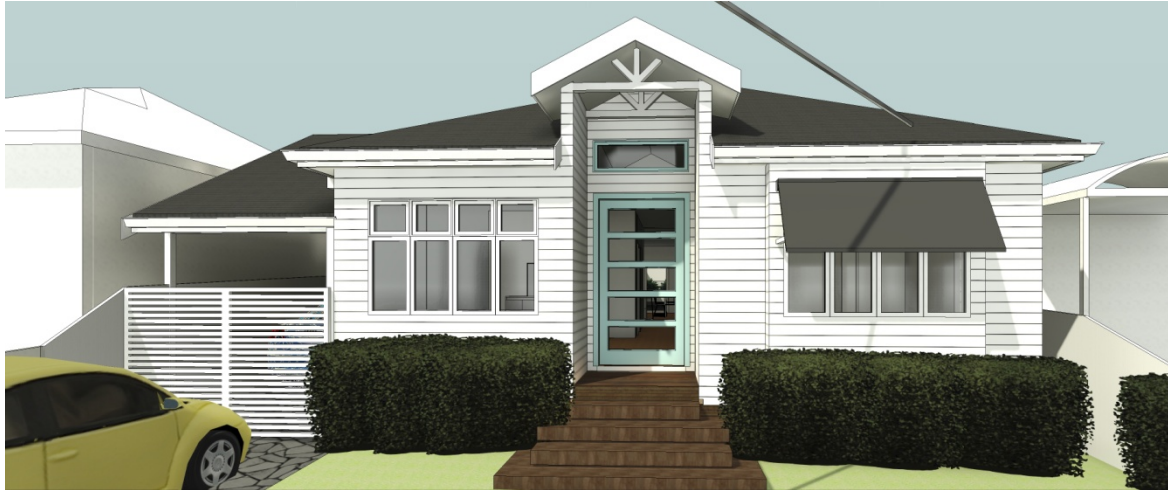


Figure 7 – 3D Artist Impression of the front facade – NTS



Figures 8 & 9 – 3D Artist Impression of the Powder Room adjacent & attached to Studio Office - NTS

Externally the proposal has been designed to improve and enhance the original facade of the existing structure by combining and unifying the facade under one roof rather than the existing disjointed appearance of previous add-ons.

The front facade and roof shape has been designed to complement the existing structure maintaining a *high quality streetscape to ensure the building form and building design of the proposal does not adversely impact on the amenity of neighbouring sites.*

The existing dwelling house is dysfunctional, dated and cramped, the existing carport is also dated and appears as an afterthought - an add-on addition with a low head height to the rear.

The proposal seeks to unify the dwelling house to not only integrate the facade treatment, but also provide a functional internal layout to provide a *high level of amenity to the occupants* by extending both the master suite and lounge to occupy the existing verandah allowing the ensuite and walk-in-robe to also extend into the master suite providing additional storage and a larger ensuite, the verandah is to be reduced accordingly to provide a porch with a raised feature roof highlighting the entrance into the dwelling house as well as allowing natural light to infiltrate centrally into the dwelling house, the existing dining room is to be converted into a fourth bedroom and the main bathroom will also be updated, re-arranged and extended into the existing laundry/linen cupboard resulting in a functional layout with ease of use, two linen cupboards opposite the main bathroom will provide additional storage. An extension of a scullery and laundry accessed off the kitchen

north wall will provide immense amenity to *provide facilities to meet the day to day needs of residents* enjoying a dedicated room specific for its use without impacting the sites existing private open space. The proposed attached carport proposes to unify the design under one roof to achieve *good urban design*.

There is an existing studio office located in the backyard which has a large un-utilised verandah and the perfect location for an external powder room without intruding into the floor space ratio, landscape area or private open space. It not only increases amenities for the office studio it also steers persons using the pool to use the external powder room rather than the main bathroom located centrally within the dwelling house without compromising any elevational views evident in the 3D artists impressions in figures 8 & 9.

The proposal has used design strategies as outlined in the objectives as listed in the Canterbury-Bankstown LEP and Canterbury-Bankstown DCP to provide a *low-impact residential development* and development opportunities that are compatible with the *desired future character and amenity* of the Canterbury-Bankstown LGA, to *ensure a high standard of urban design and local amenity enhancing the quality and scale of architecture to ensure the building form, building design, setbacks and landscape of the dwelling house is compatible with the prevailing suburban character of the residential area* delivering a development that is with in keeping with the aims and objectives listed in both the Canterbury-Bankstown LEP 2023 and Canterbury-Bankstown DCP 2023 making a *positive contribution* conserving and enhancing the visual and natural setting of the neighbourhood through *appropriate building scale and form* while also recognising the importance of *adjoining neighbours privacy and overshadowing effects are not compromised*. Accordingly by a merit based approach of the proposed structures and the existing facilities, this proposal contains a strong instance for endorsement by Canterbury-Bankstown Council under the provisions of the EP&A Act 1979.

Canterbury-Bankstown Local Environmental Plan 2023

8.0 – Canterbury-Bankstown LEP 2023

The property is affected by local provisions on the clause applications map to be located within 'Area 1'.

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Canterbury-Bankstown in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to manage growth in a way that contributes to the sustainability of Canterbury-Bankstown,

(b) to protect landforms and enhance vegetation, especially foreshores and bushland, in a way that maintains the biodiversity values and landscape amenity of Canterbury-Bankstown,

(c) to identify, conserve and protect the Aboriginal, natural, cultural and built heritage of Canterbury-Bankstown,

(d) to provide development opportunities that are compatible with the desired future character and amenity of Canterbury-Bankstown,

(e) to restrict development on land that is sensitive to urban and natural hazards,

(f) to provide a range of residential accommodation to meet the changing needs of the population,

(g) to provide a range of business and industrial opportunities to encourage local employment and economic growth and retain industrial areas,

(h) to create vibrant town centres by focusing employment and residential uses around existing centres and public transport,

(i) to provide a range of recreational and community service opportunities and open spaces to meet the needs of residents of and visitors to Canterbury-Bankstown,

(j) to achieve good urban design in terms of site layouts, building form, streetscape, architectural roof features and public and private safety,

(k) to ensure activities that may generate intensive car usage and traffic are located near public transport that runs frequently to reduce dependence on cars and road traffic,

(l) to consider the cumulative impact of development on the health of the natural environment and waterways and on the capacity of infrastructure and the road network,

(m) to support healthy living and enhance the quality of life and the social well-being and amenity of the community,

(n) to ensure development is accompanied by appropriate infrastructure,

(o) to promote ecologically sustainable development.

8.1 – Canterbury-Bankstown LEP 2023 – Land use table

The property is located within Zone R2 Low Density Residential marked 'R2' red on the LEP map to comply with the objectives set out in the Canterbury-Bankstown LEP listed below:

Zone R2 Low Density Residential

1 - Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- To allow for certain non-residential uses that are compatible with residential uses and do not adversely affect the living environment or amenity of the area.*
- To ensure suitable landscaping in the low density residential environment.*
- To minimise and manage traffic and parking impacts.*
- To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- To promote a high standard of urban design and local amenity.*

2 - Permitted without consent

Home occupations

3 - Permitted with consent

*Bed and breakfast accommodation; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; **Dwelling houses**; Early education and care facilities; Environmental facilities; Environmental protection works; homes; Flood mitigation works; Group homes; Health consulting rooms; Home*

businesses; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Tank-based aquaculture.

4 - Prohibited

Any development not specified in item 2 or 3

The proposal is consistent with the objectives listed for Zone R2 – Low Density Residential, providing a development to meet *the housing needs of the community within a low density residential environment with facilities to meet the day to day needs of residents* to provide a *high standard of urban design*.

8.2 – Principal Development Standards – Minimum Subdivision lot size

Canterbury-Bankstown LEP Map locates the property within minimum site area of 450m² area marked '450' green on the LEP map to comply with the objectives set out in the Canterbury-Bankstown LEP listed below:

4.1 Minimum subdivision lot size

(1) The objectives of this clause are as follows—

- (a) to ensure lots are large enough to accommodate proposed dwellings, setbacks to adjoining land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,*
- (b) to ensure the subdivision of low density residential zoned land reflects and reinforces the predominant subdivision pattern of the area,*
- (c) to ensure lots can be used for buildings that are safe from flooding, bush fire risk and other hazards,*
- (d) to ensure lots are large enough to protect special attributes, including natural or cultural features, heritage items, heritage conservation areas, trees and natural topographical features,*
- (e) to ensure all lots are provided with adequate and safe access,*
- (f) to minimise the likely adverse impact of subdivision and development on the amenity of the area,*
- (g) to prevent fragmentation or isolation of land.*

(2) This clause applies to a subdivision of any land shown on the [Lot Size Map](#) that requires development consent and that is carried out after the commencement of this Plan.

(3) The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the [Lot Size Map](#) in relation to that land.

(3A) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle is not to be included in calculating the lot size for the purposes of subclause (3).

(3B) Despite subclause (3), development consent must not be granted to—

- (a) subdivision of land in Zone IN1 unless each resulting lot is at least 24m wide at the front building line, or*
- (b) subdivision of land in Zone IN2 unless each resulting lot is at least 20m wide at the front building line, or*
- (c) subdivision of land identified as "Area 1" on the [Lot Size Map](#) unless—*
 - (i) the total number of resulting lots does not exceed 181 lots, and*
 - (ii) the size of each resulting lot is at least 200m².*

(4) This clause does not apply in relation to the subdivision of any land—

- (a) by the registration of a strata plan or strata plan of subdivision under the [Strata Schemes Development Act 2015](#), or*
- (b) by any kind of subdivision under the [Community Land Development Act 2021](#).*

The legal description of the site is Lot B in DP 356 326 with a site area of 490.5m².

There is no further subdivision proposed for this application and is therefore not applicable.

8.3 – Principal Development Standards – Height of buildings

Canterbury-Bankstown LEP Map locates the property within 9.0m maximum building height area marked '9m' green on the Canterbury-Bankstown LEP map to comply with the objectives set out in the Canterbury-Bankstown LEP listed below:

4.3 Height of buildings

(1) The objectives of this clause are as follows—

- (a) to establish the height of development consistent with the character, amenity and landform of the area in which the development will be located,*
- (b) to maintain the prevailing suburban character and amenity by limiting the height of development to a maximum of 2 storeys in Zone R2,*

- (c) to provide appropriate height transitions between development, particularly at zone boundaries,
- (d) to minimise overshadowing to existing buildings and open space,
- (e) to minimise the visual impact of development on heritage items and heritage conservation areas,
- (f) to support building design that contributes positively to the streetscape and visual amenity of an area.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the [Height of Buildings Map](#).

(2A) Despite subclause (2), the following maximum building heights apply—

- (a) 6m for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as "Area 1" on the [Clause Application Map](#),
- (b) 8.5m for a dwelling house in Zone R4 on land identified as "Area 2" on the [Clause Application Map](#),
- (c) 11m for a building on a lot that is less than 5,000m² on land identified as "Area 1" on the [Height of Buildings Map](#) that is in Zone B6,

(2B) The maximum wall height for a secondary dwelling that is not attached to the principal dwelling in Zone R2 on land identified as "Area 1" on the [Clause Application Map](#) is 3m.

(2C) The maximum wall height for a dwelling house or dual occupancy in Zone R2 on land identified as "Area 1" on the [Clause Application Map](#) is 7m.

(2D) In this clause—

wall height means the vertical distance between the ground level (existing) and the higher of—

- (a) the underside of the eaves at the wall line, or
- (b) the top of the parapet or the flat roof.

The proposal complies with the overall height standard it is *consistent with the character, amenity and landform of the area* in which the development will be located *maintaining the prevailing suburban character and amenity to support building design that contributes positively to the streetscape and visual amenity to the area*.

The proposed addition is along the northern boundary resulting in no additional overshadowing of existing neighbouring buildings and open spaces – To remain unaffected.

8.4 – Principal Development Standards – Floor space ratio

Canterbury-Bankstown LEP Map locates the property within 0.5:1 floor space ratio marked '0.5:1' blue on the Canterbury-Bankstown LEP map to comply with the objectives set out in the Canterbury-Bankstown LEP listed below:

4.4 Floor space ratio

(1) The objectives of this clause are as follows—

- (a) to establish the bulk and maximum density of development consistent with the character, amenity and capacity of the area in which the development will be located,
- (b) to ensure the bulk of non-residential development in or adjoining a residential zone is compatible with the prevailing suburban character and amenity of the residential zone,
- (c) to encourage lot consolidations in commercial centres to facilitate higher quality built form and urban design outcomes,
- (d) to establish the maximum floor space available for development, taking into account the availability of infrastructure and the generation of vehicular and pedestrian traffic,
- (e) to provide a suitable balance between landscaping and built form in residential areas.

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the [Floor Space Ratio Map](#).

(2A) Despite subclause (2), the maximum floor space ratio for a building on land specified in Column 1 of the table to this subclause with a lot width at the front building line less than the width specified in Column 2 is the floor space ratio specified in Column 3.

Column 1	Column 2	Column 3
"Area 1"	on the Floor Space Ratio Map	18m 2:1
"Area 2"	on the Floor Space Ratio Map 1	8m 1:1
"Area 3"	on the Floor Space Ratio Map 3	0m 2:1
"Area 4"	on the Floor Space Ratio Map 3	0m 1:1

(2B) Despite subclause (2), the following maximum floor space ratios apply—

(a) for a building used for non-residential purposes—

- (i) on land in Zone R2 and identified as "Area 1" on the [Clause Application Map](#)—0.4:1, and

- (ii) on land in Zone R2 or R3 and identified as "Area 2" on the [Clause Application Map—0.5:1](#), and
- (iii) on land in Zone R4 and identified as "Area 2" on the [Clause Application Map—0.75:1](#),
- (b) for a building used for the purposes of dwelling houses or semi-attached dwellings on land identified as "Area 2" on the [Clause Application Map—](#)
 - (i) for a site area less than 200m²—0.65:1, and
 - (ii) for a site area greater than 200m² but less than 600m²—0.55:1, and
 - (iii) for a site area of 600m² or more—0.5:1,
- (c) for a building used for the purposes of dual occupancies on land in Zone R2 and identified as "Area 2" on the [Clause Application Map—0.5:1](#),
- (d) for a building on land identified as "Area 5" on the [Floor Space Ratio Map](#), where mid-block connections of at least 20m wide are not provided for public use—2:1.

The proposal has been designed to comply with the standard having a total gross floor space ratio of 0.36:1 to *complement the character, amenity and capacity of the area* in which the development is located *without causing detrimental effects to the surrounding properties*.

The gross floor space ratio has been calculated using Canterbury-Bankstown LEP 2023 clause 4.5 Calculation of floor space ratio and site area method as listed below;

(1) Objectives

The objectives of this clause are as follows—

- (a) to define floor space ratio,
- (b) to set out rules for the calculation of the site area of development for the purpose of applying permitted floor space ratios, including rules to—
 - (i) prevent the inclusion in the site area of an area that has no significant development being carried out on it, and
 - (ii) prevent the inclusion in the site area of an area that has already been included as part of a site area to maximise floor space area in another building, and
 - (iii) require community land and public places to be dealt with separately.

(2) Definition of "floor space ratio" The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

(3) Site area In determining the site area of proposed development for the purpose of applying a floor space ratio, the site area is taken to be—

- (a) if the proposed development is to be carried out on only one lot, the area of that lot, or
- (b) if the proposed development is to be carried out on 2 or more lots, the area of any lot on which the development is proposed to be carried out that has at least one common boundary with another lot on which the development is being carried out.

In addition, subclauses (4)–(7) apply to the calculation of site area for the purposes of applying a floor space ratio to proposed development.

(4) Exclusions from site area The following land must be excluded from the site area—

- (a) land on which the proposed development is prohibited, whether under this Plan or any other law,
- (b) community land or a public place (except as provided by subclause (7)).

(5) Strata subdivisions The area of a lot that is wholly or partly on top of another or others in a strata subdivision is to be included in the calculation of the site area only to the extent that it does not overlap with another lot already included in the site area calculation.

(6) Only significant development to be included The site area for proposed development must not include a lot additional to a lot or lots on which the development is being carried out unless the proposed development includes significant development on that additional lot.

(7) Certain public land to be separately considered For the purpose of applying a floor space ratio to any proposed development on, above or below community land or a public place, the site area must only include an area that is on, above or below that community land or public place, and is occupied or physically affected by the proposed development, and may not include any other area on which the proposed development is to be carried out.

(8) Existing buildings The gross floor area of any existing or proposed buildings within the vertical projection (above or below ground) of the boundaries of a site is to be included in the calculation of the total floor space for the purposes of applying a floor space ratio, whether or not the proposed development relates to all of the buildings.

(9) Covenants to prevent "double dipping" When development consent is granted to development on a site comprised of 2 or more lots, a condition of the consent may require a covenant to be registered that prevents the creation of floor area on a lot (the restricted lot) if the consent authority is satisfied that an equivalent quantity of floor area will be created on another lot only because the site included the restricted lot.

(10) Covenants affect consolidated sites If—

*(a) a covenant of the kind referred to in subclause (9) applies to any land (**affected land**), and*

(b) proposed development relates to the affected land and other land that together comprise the site of the proposed development,

Canterbury-Bankstown DCP 2023– Section 02-Dwelling Houses



Photos 3 & 4 – Existing street elevations– NTS



9.0 – Objectives

Objectives

- 01 - To ensure the building form, building design, setbacks and landscape of dwelling houses are compatible with the prevailing suburban character of the residential areas.*
- 02 - To ensure the building form, building design, room sizes and internal layout of dwelling houses provide appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability.*
- 03 - To ensure the building form and building design of dwelling houses do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.*
- 04 - To ensure the size, location and design of private open spaces provide appropriate amenity to residents in terms of useability, access to sunlight, privacy and landscape.*
- 05 - To ensure the landscape design contributes to a high quality streetscape and amenity.*
- 06 - To provide deep soil zones to allow for and support healthy plant and tree growth.*
- 07 - To ensure the building form of dwelling houses in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.*
- 08 - To minimise the visual impact of off-street parking on the streetscape.*
- 09 - To ensure basements are well-designed and integrate into the overall design of the development.*

The proposal is *compatible with the prevailing suburban character of the residential area* in regard to *building form, building design and setbacks* to provide *building form, building design, room sizes and internal layout of the dwelling house as appropriate amenity to residents in terms of private open space, access to sunlight, privacy and useability* without adversely impacting on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

Calculations and use of private open spaces remain unaffected.

The property exhibits manicured and well kept landscaping to both front and backyards to remain unaffected.

9.1 – Development Controls

Storey limit (not including basements)

2.1 - The storey limit for dwelling houses is two storeys.

2.2 - The siting of dwelling houses and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

The proposal will remain a single storey dwelling house.

The property exhibits manicured and well kept landscaping to both front and backyards to remain unaffected.

Fill

2.3 - Any reconstituted ground level on the site within the ground floor perimeter of dwelling houses must not exceed a height of 1m above the ground level (existing). For the purposes of this clause, the ground floor perimeter includes the front porch.

2.4 - Any reconstituted ground level on the site outside of the ground floor perimeter of dwelling houses must not exceed a height of 600mm above the ground level (existing) of an adjoining site. For the purposes of this clause, the ground floor perimeter includes the front porch.

The proposal does not include excavation or fill and therefore is not applicable.

Setback restrictions

2.5 - The erection of dwelling houses is prohibited within 9m of an existing animal boarding or training establishment.
Street setbacks

2.6 - The minimum setback for a building wall to the primary street frontage is:

- (a) 5.5m for the first storey (i.e. the ground floor); and*
- (b) 6.5m for the second storey.*

2.7 - The minimum setback to the secondary street frontage is:

- (a) 3m for a building wall; and*
- (b) 5.5m for a garage or carport that is attached to the building wall.*

The property is not located near animal boarding or training establishment and therefore is not applicable.

The existing and proposed primary street setback front setback is 7.557m which complies with the standard.

Side setbacks

2.8 For the portion of the building wall that has a wall height less than or equal to 7m, the minimum setback to the side boundary of the site is 0.9m.

2.9 For the portion of the building wall that has a wall height greater than 7m, the minimum setback to the side boundary of the site is 1.5m. Council may vary this requirement where a second storey addition to an existing dwelling house demonstrates it must use the ground floor walls for structural support.

2.10 The basement level must not project beyond the ground floor perimeter of the dwelling house. For the purposes of this clause, the ground floor perimeter includes the front porch.

The existing and proposed side setbacks of the dwelling house are 2.67m along the northern boundary and 1.127m along the southern boundary with wall heights below the 7.0m standard and therefore comply with the standard.

The carport and studio falls under Section 12 – Ancillary Development (outbuildings) and is addressed within this report under Ancillary Development (outbuildings).

Private open space

2.11 - Dwelling houses must provide a minimum 80m² of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5m throughout.

The existing and proposed private open space is 108.73m² which includes the pool and pool deck and remains unaffected by the proposal and therefore not applicable to this application.

Access to sunlight

2.12 - At least one living area must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Council may allow light wells and skylights to supplement this access to sunlight provided these building elements are not the primary source of sunlight to the living areas.

2.13 - At least one living area of a dwelling on an adjoining site must receive a minimum three hours of sunlight between 8.00am and 4.00pm at the mid-winter solstice. Where this requirement cannot be met, the development must not result with additional overshadowing on the affected living areas of the dwelling.

2.14 - A minimum 50% of the private open space required for the dwelling house and a minimum 50% of the private open space of a dwelling on an adjoining site must receive at least three hours of sunlight between 9.00am and 5.00pm at the equinox. Where this requirement cannot be met for a dwelling on an adjoining site, the development must not result with additional overshadowing on the affected private open space.

2.15 - Development should avoid overshadowing any existing solar hot water system, photovoltaic panel or other solar collector on the site and neighbouring sites.

The existing lounge room has been extended forward to occupy part of the existing verandah improving access to natural light by eliminating the verandah skillion roof and hence shading over the window, the remaining living areas of the proposal remain in their current locations and therefore are not applicable to this application.

The verandah is to be reduced accordingly to provide a porch with a raised feature roof highlighting the entrance into the dwelling house as well as allowing natural light to infiltrate centrally into the dwelling house via a highlight window without impacting adjoining properties and therefore remains unaffected.

Visual privacy

2.16 - Where development proposes a window that directly looks into the living area or bedroom window of an existing dwelling, the development must:

- (a) offset the windows between dwellings to minimise overlooking; or
- (b) provide the window with a minimum sill height of 1.5m above floor level; or
- (c) ensure the window cannot open and has obscure glazing to a minimum height of 1.5m above floor level; or
- (d) use another form of screening to the satisfaction of Council.

2.17 - Where development proposes a window that directly looks into the private open space of an existing dwelling, the window does not require screening where:

- (a) the window is to a bedroom, bathroom, toilet, laundry, storage room, or other non-habitable room; or
- (b) the window has a minimum sill height of 1.5m above floor level; or
- (c) the window has translucent glazing to a minimum height of 1.5m above floor level; or
- (d) the window is designed to prevent overlooking of more than 50% of the private open space of a lower-level or adjoining dwelling.

2.18 - Council may allow dwelling houses to have an upper floor side or rear balcony solely where the balcony is not accessible from a living area or hallway, and the balcony design:

- (a) does not have an external staircase; and
- (b) does not exceed a width of 1.5m throughout; and
- (c) incorporates a form of screening to the satisfaction of Council such as partially recessing the balcony into the building.

2.19 - Council does not allow dwelling houses to have roof-top balconies and the like.

The proposal is a single storey development that cannot overlook any neighbouring properties dwellings or private open spaces and therefore remains unaffected.

Building design

2.20 - The maximum roof pitch for dwelling houses is 35 degrees.

2.21 - Council may allow dwelling houses to have an attic provided the attic design:

- (a) accommodates no more than two small rooms (for the purposes of a bedroom and/or study) and a bathroom plus an internal link to the storey below; and
- (b) ensures the attic does not give the external appearance of a storey.

2.22 - The design of dormers must:

- (a) be compatible with the form and pitch of the roof; and
- (b) must not project above the ridgeline of the main roof; and
- (c) must not exceed a width of 2m; and
- (d) the number of dormers must not dominate the roof plane.

2.23 - Development in the foreshore protection area (refer to map in Appendix 1) must use non-reflective materials that are compatible with the natural characteristics and colours of the area (such as olive green, grey and dark brown).

The proposals roof pitch is to match the existing at 27.5 Degrees which complies with the standard.

The proposal is a single storey development with no attic or dormer proposed, nor is it within the foreshore area and therefore complies with the standard.

Building design (car parking)

2.24 - Development on land bounded by Birdwood Road, Bellevue Avenue and Rex Road in Georges Hall must:

- (a) comply with the road pattern shown in Appendix 2; and*
- (b) ensure vehicle access from Balmoral Crescent to land at 107–113 Rex Road in Georges Hall is provided for no more than 10 dwellings as shown in Appendix 3.*

2.25 - Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and*
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary street frontages.*

2.26 - Despite clause 2.25, Council may consider a single carport forward of the front building line of an existing dwelling house solely where:

- (a) there is no existing garage on the site;*
- (b) there is no side or rear vehicle access to the site;*
- (c) the site does not contain a heritage item or is not within a heritage conservation area or local character area;*
- (d) the site is in the vicinity of existing, approved carports on adjacent sites that are forward of the front building line;*
- (e) the maximum width of the single carport is 3m;*
- (f) it is of a simple posted design, with no side panel infill;*
- (g) there is no solid panel lift or roller shutter door proposed;*
- (h) the carport is setback a minimum 1m from the primary and secondary street frontages;*
- (i) the carport achieves a high quality design and has a roof design that is compatible with the dwelling house.*

2.27 - Where development proposes a garage with up to two car parking spaces facing the street, Council must ensure the garage architecturally integrates with the development and does not dominate the street facade.

2.28 - Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least two storeys in height, and*
 - (b) the garage is architecturally integrated with the upper storey by:*
 - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and*
 - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.*
- This clause prevails where there is a numerical inconsistency with another clause in this chapter of the DCP.*

The existing carport is to be demolished and re-built to integrate the design with the dwelling house, the pitching beam is setback 0.585m from the front lounge wall with a pitching height approximately 0.70m below the dwelling house pitch height which *achieves a high quality design that has a roof design that is compatible with the dwelling house* as well as being located behind the front building line.

Due to the existing obstacles of the site being the position of the existing dwelling house on the property, the second car parking space is located *forward of the front building line and is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space.*

The proposal can accommodate two car parking spaces as outlined in the standard and therefore complies.

Landscape

2.29 - Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.

2.30 - Development must landscape the following areas on the site by way of trees and shrubs with preference given to native vegetation endemic to Canterbury-Bankstown (refer to the Landscape Guide for a list of suitable species):

- (a) a minimum 45% of the area between the dwelling house and the primary street frontage; and*
- (b) a minimum 45% of the area between the dwelling house and the secondary street frontage; and*

(c) plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown); and
(d) for development in the foreshore protection area (refer to map in Appendix 1), plant native trees with a mature height greater than 12m adjacent to the waterbody.

The property exhibits manicured and well kept landscaping to both front and backyards and will remain unchanged and unaffected.

The existing and proposed calculations of the area between the dwelling house and primary street frontage is as follows;

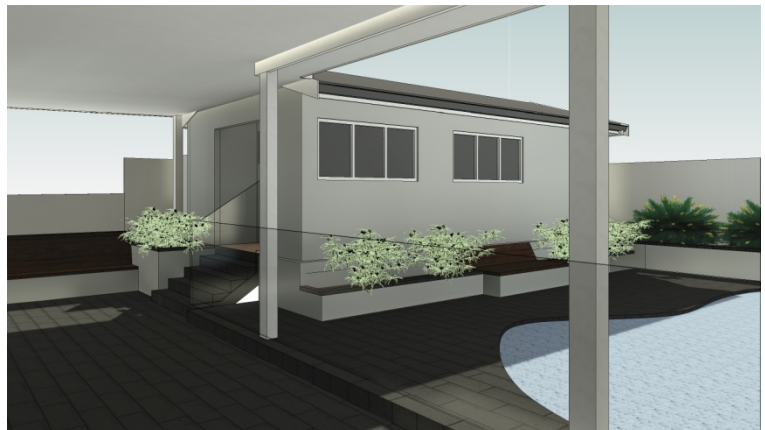
Area between dwelling house & primary street frontage	- 92.03m ² x 45% = 41.41m ² (required landscape area)
Existing landscape area	- 62.58m ² = 68%
Proposed landscape area	- 60.69m ² = 65.95%

The calculations conclude the landscape area complies with the standard.

9.2 – Ancillary Development (outbuildings)



Photos 5 & 6 – Existing studio elevations– NTS



Figures 12 & 13 – Artists impression of proposed 3D studio elevations - NTS

Canterbury Bankstown DCP 2023 - Section 12 – Ancillary Development (outbuildings)

Objectives

- O1 - To ensure an outbuilding is established in conjunction with the principal dwelling on the same site and is used solely for non-habitable purposes.
- O2 - To limit the number and size of outbuildings on a site.
- O3 - To ensure the building form is subservient to the principal dwelling on the same site in terms of visual bulk and scale.
- O4 - To ensure the building form and building design of outbuildings do not adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy.

05 - To ensure the building form of outbuildings in the foreshore protection area preserves the existing topography, land and rock formations, and the unique ecology of natural bushland and mangrove areas.

The studio office structure is existing and can be used to work from home, a home gym or as a teenage retreat. It is currently used as a home office.

The existing studio office is located in the backyard and has a large un-utilised verandah and the perfect location for an external powder room without intruding into the floor space ratio, landscape area or private open space.

It is logical to locate the external powder room within the existing verandah space so that it does not increase or affect the *visual bulk and scale* of the structure nor does it *adversely impact on the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy*.

Figures 12 & 13 evidently displays the elevational appearance is insignificant when compared with photos 5 & 6 complying with the objectives listed above.

The existing dwelling house is dysfunctional, dated and cramped, the existing carport is also dated and appears as an afterthought - an add-on addition with a low head height to the rear.

The proposal seeks to unify the dwelling house with the carport to integrate the facade treatment combining the proposal under one roof to achieve *good urban design* and because the carport is located along the northern boundary it will not *adversely impact the amenity of neighbouring sites in terms of visual bulk, access to sunlight and privacy*.

Figures 7, 10 & 11 evidently displays the elevational appearance will *achieve good urban design* when compared with photos 2, 3 & 4 complying with the objectives listed above.

Development controls

Restrictions

12.1 - Council allows a maximum of one outbuilding on a site.

12.2 - The outbuilding must be established in conjunction with the principal dwelling on the same site and must ensure that:

(a) it is separate from the principal dwelling and any secondary dwelling on the same site, and

(b) it is not used as a separate dwelling, and

(c) it does not contain cooking facilities, toilet and shower, and

(d) it does not function or can be adapted to function for industrial purposes.

The existing studio office is located in the backyard and has a large un-utilised verandah and the perfect location for an external powder room without intruding into the floor space ratio, landscape area or private open space.

There is a 1.8m long bench with a bar sink in the office studio to be used as a refreshments station.

Entry into the external powder room is separate to the studio office.

The proposal complies with the controls listed within the standard.

Site cover

12.3 - The maximum site cover of the outbuilding is:

(a) 36m² where the site is less than 300m² in area

(b) 45m² where the site is 300m² to 600m² in area

(c) 60m² where the site is greater than 600m² in area.

For the purposes of this clause, site cover means the site area covered by the outbuilding and any attached roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like.

12.4 - The outbuilding must not result in the principal dwelling on the site having less than the required landscaped area and private open space.

The site area is 490.5m² which needs to comply with *(B) 45m² where the site is 300m² to 600m² in area*.

Calculations are listed below;

		Existing	Proposed
Studio office	-	20.31m ²	20.31m ²
Studio office verandah	-	8.71m ²	5.16m ²
Carport	-	19.31m ²	16.30m ²
External powder room	-		3.22m ²
Total	-	48.33m ³	44.99m ²

Based on the calculations above the site cover has been improved to comply with the controls listed within the standard. There will only be one enclosed outbuilding on site at completion.

Height

12.5 - The storey limit for the outbuilding is single storey. An attic or basement is not permitted in the outbuilding.

12.6 - The maximum building height for the outbuilding is 4.5m above ground level (existing).

12.7 - The siting of the outbuilding and landscape works must be compatible with the existing slope and contours of the site and any adjoining sites. Council does not allow any development that involves elevated platforms on columns; or excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.

The proposed external powder room is located within the existing studio office envelope as a single storey structure with a maximum overall height of 4.12m above natural ground line and complies with the controls listed within this standard. The proposed carport is at natural ground level and single storey with a maximum overall height of 4.481m and complies with the controls listed within the standard.

The property exhibits manicured and well kept landscaping to both front and backyards and will remain unaffected.

Street setbacks

12.8 - The outbuilding must locate behind the front building line.

All outbuildings are located behind the front building line to comply with the controls listed within the standard.

Side and rear setbacks

12.9 - The minimum setback to the side and rear boundaries of the site is:

- (a) zero setback for carports or masonry walls that do not contain windows, eaves and gutters provided the structures comply with the National Construction Code; or*
- (b) 0.45m for non-masonry walls that do not contain a windows, eaves and gutters; or*
- (c) 0.9m for walls with windows.*

12.10 - The minimum setback to a dwelling, building, roof, awning, balcony, deck, patio, pergola, terrace, verandah, carport, garage and the like on the same site is 1.8m.

The existing studio office is located in the backyard, the north side setback is 0.462m, the south side setback is 8.003m and the eastern rear setback is 0.942m all of which comply with the controls listed within the standard.

The carport north side setback is 0.02m to the gable end which complies with the control for *zero setback for carports that do not contain windows, eaves and gutters.*

Building design

12.11 - The maximum roof pitch for the outbuilding is 25 degrees.

12.12 - Council does not allow the outbuilding to have roof-top balconies and the like.

The proposed external powder room is located within the existing studio office envelope and therefore not applicable.

The proposal seeks to unify the dwelling house with the carport integrating the facade treatment to unify the design under one roof to achieve *good urban design*.

The plan set drawn by Rezidraft Australia, job number R020922, dated May 2025 indicates an existing roof pitch of 27.5 Degrees and is addressed below and in a separate variation to the DCP standard dated 15/05/2025.

By maintaining the existing roof pitch for the carport will unify the design under one roof to achieve *good urban design*, the proposed carport is at natural ground level and single storey with a maximum overall height of 4.481m which complies with the controls listed within the standard, a slight contravention to the standard is acceptable for a *design that contributes positively to the streetscape and visual amenity of an area to enable minor roof features* that compliment the overall design by applying an *appropriate degree of flexibility* that will result in a development with *better outcomes* to deny the proposal would defeat the underlying purpose rendering the control to be unreasonable and unnecessary.

Landscape

12.13 - Development must retain and protect any significant trees on the site and adjoining sites. To achieve this clause, the development may require a design alteration or a reduction in the size of the outbuilding.

The property exhibits manicured and well kept landscaping to both front and backyards which will remain unaffected.

9.3 – Waste Management Requirements

Chapter 3.3 Canterbury Bankstown DCP 2023

Section 2 – Standard Service Specifications for residential Development

Objectives

O1 - To maximise resource recovery and encourage source separation of waste, reuse and recycling by ensuring development provides adequate and appropriate bin storage and collection areas.

O2 - To ensure development incorporates well-designed and adaptable bin storage areas and collection facilities that are convenient and accessible to occupants.

O3 - To maximise residential amenity and minimise adverse environmental and health related impacts associated with waste management such as odour and noise from bin storage and collection areas and waste collection vehicles.

O4 - To ensure bin storage and collection areas are designed to integrate with and meet the requirements for Council's domestic waste services.

O5 - To ensure development facilitates all waste streams being handled, stored and collected in a manner to reduce risk to health and safety of all users including pedestrians, maintenance (such as caretakers), collection staff and contractors (and required vehicles and equipment).

O6 - To integrate bin storage and collection areas with the building form and landscape to avoid adverse visual impacts on the streetscape and neighbourhood.

O7 - To assist in achieving Federal and State Government waste minimisation and diversion targets as set by relevant legislation, regulations and strategies.

Development Controls for standard residential development

2.2 - The bin sizes for residential development are:

<i>Residential development</i>	<i>Waste stream General waste</i>	<i>Recycling</i>	<i>Garden organics</i>
<i>Attached dwellings, dwelling houses, dual occupancies, secondary dwellings, semi-detached dwellings</i>	<i>140L</i>	<i>240L</i>	<i>240L</i>
<i>Manor houses, multi dwelling housing, multi dwelling housing (terraces)</i>	<i>140L / 240L / 660L / 1,100L</i>	<i>240L / 660L / 1,100L</i>	<i>240L</i>
<i>Residential flat buildings, shop top housing, mixed use development</i>	<i>660L / 1,100L or hook lift bin with compactor</i>	<i>660L or 1,100L</i>	<i>240L</i>

There are existing bins allocated and stored on the property and therefore not applicable to the application. Canterbury-Bankstown Council provides the collection service.

10.0 – Demolition

All proposed demolition to be in accordance with AS2601 – 2001 'The demolition of structures.'

10.1 – Site Management

A site management plan has been prepared by Rezidraft Australia, drawing number R020922, dated May, 2025, page number 06 of 16 to be used in conjunction with waste management plan document dated 5th May, 2025.

There is an allocated space to the front of the property for materials handling, storage & skip bin storage.

There are existing on-site toilet facilities.

10.2 – Erosion and Sediment Control

Provide Geotech barrier 600mm high and Silt Sock barrier to be positioned as shown on plans drawn by Rezidraft Australia, drawing R020922, dated May, 2025, page number 06 of 16.

10.3 – Land Contamination

There are no known contaminations to the property.

10.4 – Public Authorities

Any approvals required will be obtained from any public authority.

29 Clifford Street, Panania, NSW, 2213

11.0 – Conclusion

By implementing proficient design strategies the proposal is not dissimilar in bulk and scale to nearby developments to provide a development that is in keeping with both the Canterbury-Bankstown LEP and Canterbury-Bankstown DCP *to provide for the housing needs of the community within a low density residential environment promoting a high standard of urban design ensuring the building form, building design, setbacks and landscape of the dwelling house is compatible with the prevailing suburban character.*

The proposal is consistent with objectives listed in the Canterbury-Bankstown LEP for R2 Low density residential zone by providing a development that will *provide for the housing needs of the community within a low density residential environment* that is low impact *ensuring a high level of residential amenity has been achieved* and does not have *adverse effects on surrounding dwellings* to provide a development that has achieved *a high standard of urban design* complimenting the objectives set out in the Canterbury-Bankstown DCP to deliver a well designed structure that responds well to the existing established street character by *promoting a high standard of urban design ensuring the building form, building design, setbacks and landscape of the dwelling house is compatible with the prevailing suburban character* to make a positive contribution conserving and enhancing the visual and natural character of the neighbourhood through appropriate building scale and form promising a development that is compatible in scale and character of the adjoining streetscape while also recognising the importance of adjoining neighbours privacy and overshadowing effects are not compromised and *does not impact on its surrounds, ensuring a satisfactory level of social equity.*

This statement of environmental effects combined with the supplementing documents has adequately addressed the likely impacts of the development and has justified the development with Council's relevant LEP and DCP controls. Accordingly by a merit based approach the proposal contains a strong instance for endorsement by Canterbury-Bankstown Council under the provisions of the EP&A Act 1979.

This report is submitted for the council's consideration proving the development is considered to be in the public interest and will not result in any unacceptable detrimental social, environmental and economic impact upon adjoining properties, the proposal will ensure the development will result in an orderly and economic use of the land, by accommodating a sympathetic development appropriate for the zone in which it is located.